



July 1, 2025

Lori Roling, Zoning Administrator  
Jackson County Zoning Department  
201 West Platt Street  
Maquoketa, IA 52060

**RE: Zoning Ordinance Update – Revised Draft of Section 2.5 M-1 Limited Industrial District (07-01-25)**

Dear Lori,

Attached is the revised draft of Section 2.5 M-1 Limited Industrial District (07-01-25) for the Zoning Ordinance Update for review and approval by the Zoning Commission at their July 21, 2025 meeting.

#### Discussion

The M-1 District has been reformatted to use tables and refer to other sections to provide for a more user-friendly layout of regulations and additional resources. Revisions were made as discussed at the Commission's April 21, 2025 meeting and subsequent staff meetings. The attached REDLINE version outlines the proposed changes with commentary, and the CLEAN version shows the resulting restructure. Major updates are as follows:

- Tables are used for Principal, Accessory, Conditional (renamed from Special Exception) Uses and Structures, with proposed land uses revised according to the Matrix of Allowed Uses.
- Parking requirements are moved to Section 2.1.
- Specific regulations for Conditional Uses and Structures as well as Signs are moved to Section 2.9.
- A new section is added for Temporary Uses and Structures for Zoning Administrator approval.
- Development Regulations are moved to a table and expanded in scope and content.
- References are shown for relevant sections of the Zoning Ordinance and other County ordinances; these will become hyperlinks in the online version.

#### Recommendation

The Commission is asked to review and approve the revised draft of Section 2.5 M-1 Limited Industrial District (07-01-25), and then to provide direction to staff for moving forward with the proposal. Please let me know if you have any questions. Thank you.

Sincerely,

A handwritten signature in cursive script, reading "Laura Carstens".

Laura Carstens, Senior Planner

Attachments

**CHAPTER 2. ZONING DISTRICT REGULATIONS****2.5 M-1 LIMITED INDUSTRIAL DISTRICT**

**A. Statement of Intent.** The M-1 Limited Industrial District is intended principally for manufacturing, processing, storage, wholesaling, distribution and related uses that are generally contained within a building. It is further the intent of this district to accommodate such uses in appropriate locations which will not adversely affect existing and future land uses in other districts.

**B. ~~Permitted-Allowed~~ Principal Uses and Structures ~~and Required Parking.~~**

Table B.1. lists the allowed principal uses and structures in the M-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

<b>Table B.1. M-1 District Principal Uses and Structures</b>		
<b>Principal Uses and Structures</b>	<b>Required Parking</b>	<b>Additional Regulations</b>
Manufacturing and processing <del>uses-businesses</del> that are contained within a building, have no publicly visible external storage <del>and create no offensive noise, dust, odor, vibration, electrical interference or other environmental nuisance.</del> The area devoted to external storage shall not exceed the area of roofed structures on the parcel.	<del>1 space for every 2 employees on the maximum shift plus 1 space for each company vehicle</del>	<u>Ch. 6 Definitions; Section 2.8</u>
Animal hospital/ <u>Veterinary clinics or kennels</u>	<del>1 space for every 300 feet of sales, service or office floor area</del>	<u>Ch. 6 Definitions; Section 2.8</u>
Kennels <del>s</del>	<del>1 space for every 300 square feet of sales, service, or office floor area</del>	<u>Ch. 6 Definitions; Section 2.8</u>
Mini-warehouse/ Rental storage units <del>s</del>	<del>1 space for every 300 square feet of floor space</del>	<u>Ch. 6 Definitions; Section 2.8</u>
Contract <del>or</del> construction office, maintenance shop or storage yard <del>s</del>	<del>1 space for every 300 square feet of floor space</del>	<u>Ch. 6 Definitions; Section 2.8</u>
<u>Vehicle sales, service, and repair of farm implements, construction equipment, trucks, automobiles, recreational vehicles, boats, and motorcycles, snowmobiles, golf carts, personal watercraft,</u>	<del>1 space for every 300 square feet of floor space</del>	<u>Ch. 6 Definitions; Section 2.8</u>

**Commented [LC1]:** Required parking moved to Section 2.1.

**Commented [LC2]:** Part of new Vehicle Sales, Service, and Repair; allow in C-1, M-1, and M-2 as Principal use

Table B.1. M-1 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
and similar recreational machines		
Building materials/Lumber yards and building material sales & storage	1 space for each employee plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Wholesaling and warehousing but not including the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure, or highly volatile chemicals or materials	1 space for each employee plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Truck & freight terminals	1 space for each employee plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Agricultural sales, service and supply businesses engaged in any or all of the following: Retail sales of agricultural fertilizers, chemicals, seeds, feed and feed supplements, buildings, supplies or fuels, or the buying, storing, processing and sale of grains and other non-animal farm products, but not to include the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure	1 space for each employee plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Welding, machine, and repair shops	1 space for each employee plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Automobile Vehicle paint & and body shops		Ch. 6 Definitions; Section 2.8
Plumbing, heating, air conditioning, and sheet metal shops		Ch. 6 Definitions; Section 2.8
Railroads, public maintenance garage, and public utilities utility facilities including equipment and materials storage and maintenance yards and buildings, and administrative or sales offices		Ch. 6 Definitions; Section 2.8

**Commented [LC1]:** Required parking moved to Section 2.1.

**Commented [LC3]:** Combined Building material sales, distribution, storage with Lumber yard

**Commented [LC4]:** Added definitions for Wholesaling and Warehousing; recommend using longer combined definition that includes "highly volatile chemicals or materials"

**Commented [LC5]:** Combine Agricultural service businesses in A-1 with Agricultural service and supply businesses in M-1 to create new general land use of Agricultural Sales, Service, and Supply business

<b>Table B.1. M-1 District Principal Uses and Structures</b>		
<b>Principal Uses and Structures</b>	<b>Required Parking</b>	<b>Additional Regulations</b>
Grain elevator		Ch. 6 Definitions; <b>Section 2.8</b>
Logging, storage only		Ch. 6 Definitions; <b>Section 2.8</b>
Loading space (all uses): 1 space per 10,000 sq. ft. of floor area or fraction thereof		

**Commented [LC1]:** Required parking moved to Section 2.1.

**Commented [LC6]:** Not all uses require loading spaces, so this requirement was limited to select uses as shown

**Commented [LC7]:** Moved into Table B.1.

<b>PERMITTED PRINCIPAL USES &amp; STRUCTURES</b>	<b>REQUIRED PARKING</b>
1. Manufacturing and processing uses that are contained within a building, have no publicly visible external storage and create no offensive noise, dust, odor, vibration, electrical interference or other environmental nuisance. The area devoted to external storage shall not exceed the area of roofed structures on the parcel	1 space for every 2 employees on the maximum shift plus 1 space for each company vehicle
2. Animal hospitals or kennels	1 space for every 300 feet of sales, service or office floor area
3. Rental storage units	1 space for every 300 square feet of floor space
4. Contract construction office, maintenance shop or storage yard.	
5. Sales, service, and repair of farm implements, construction equipment, trucks, automobiles, recreational vehicles, boats, and motorcycles, snowmobiles, golf carts, personal watercraft, and similar recreational machines	
6. Lumber yards and building material sales & storage	
7. Wholesaling and warehousing but not including the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure	1 space for each employee plus 1 space for each company vehicle
8. Truck & freight terminals	
9. Agricultural service and supply businesses engaged in any or all of the following: Retail sales of agricultural fertilizers, chemicals, seeds, feed and feed supplements, buildings, supplies or fuels, or the buying, storing, processing and sale of grains and other non animal farm products, but not to include the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure	
10. Welding machine and repair shops	
11. Automobile paint & body shops	Loading space (all uses): 1
12. Plumbing, heating, air conditioning, and sheet metal shops	space per 10,000 sq. ft. of floor area or fraction thereof
13. Railroads and public utilities including storage and maintenance yards	

### **C. ~~Permitted~~ Allowed Accessory Uses and Structures.**

**Table C.1.** lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of the M-1 District as defined in **Chapter 6**, provided they comply with this

Ordinance; applicable county, state, and federal codes; and the specific provisions listed below.  
Additional Regulations reference related sections in the Zoning Ordinance.

#### **PERMITTED ACCESSORY USES AND STRUCTURES**

1. ~~Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.~~
2. ~~Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work.~~
3. ~~Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.~~

**Table C.1. M-1 District Accessory Uses and Structures**

Accessory Uses and Structures	Required Parking	Additional Regulations
Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district		Ch. 6 Definitions; <b>Section 2.8</b>
<u>Storage buildings in conjunction with an allowed principal use or structure of this district.</u>		Ch. 6 Definitions; <b>Section 2.8</b>
<del>Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work</del>		
<del>Dwelling units for watchmen owners or caretakers persons employed on the premises; each unit provided that with an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.</del>		Ch. 6 Definitions; <b>Section 2.8</b>
<u>Home-based business</u>		Ch. 6 Definitions; <b>Section 2.8</b>
<u>Consumer-scale solar array; building mounted or freestanding</u>		Ch. 6 Definitions; <b>Section 2.8</b>
<u>Wind energy conversion system: non-commercial</u>		Ch. 6 Definitions; <b>Section 2.8</b>

**Commented [LC10]:** Moved into Table C.1.

**Commented [LC8]:** Required Parking moved to Section 2.1

**Commented [LC9]:** Moved to Section E. Temporary Uses and structures

#### **D. ~~Allowed Special Exception~~ Conditional Uses and Structures.**

**Table D.1.** lists the allowed conditional uses and structures in the M-1 District as defined in **Chapter 6**, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. These uses and structures shall comply with M-1 District development regulations in **Section 2.5.F** unless specified otherwise in their specific conditions for approval listed in **Section 2.9**. Subject to **Section 2-15 (2) 4.5** and the requirements contained herein the Board of Adjustment may issue a Conditional Use Permit for the following:

**Table D.1. M-1 District Conditional Uses and Structures**

Conditional Uses and Structures	Required Parking	Additional Regulations
<u>Bulk storage of anhydrous ammonia fertilizer under pressure and petroleum products under pressure</u>		Ch. 6 Definitions; <u>Section 2.9</u> ; <u>Section 4.5</u>
<u>Commercial communications (cell) station and tower, new and existing</u>		Ch. 6 Definitions; <u>Section 2.9</u> ; <u>Section 4.5</u>
<u>Wind energy conversion system: commercial</u>		Ch. 6 Definitions; <u>Section 2.9</u> ; <u>Section 4.5</u>
<u>Addition of accessory structure to principal structure devoted to legal nonconforming use</u>		Ch. 6 Definitions; <u>Section 2.9</u> ; <u>Section 4.5</u>

**Commented [LC11]:** Required parking moved to Section 2.1

**SPECIAL EXCEPTION USES AND STRUCTURES**

1. ~~The Bulk storage of anhydrous ammonia fertilizer under pressure and petroleum products under pressure~~; provided that:
  - a. Such use is located not closer than one-thousand (1,000) feet to any existing dwelling other than that of the owner or operator or any park, school, church or place of public assembly;
  - b. ~~that~~ It is located so that prevailing winds will not cause gases or odors to create a nuisance or hazard for developed properties in the vicinity;
  - c. ~~that~~ One (1) parking space for each per employee, and two (2) spaces for each per company vehicle, be provided and at least plus one (1) loading space be provided for each ten thousand (10,000) square feet of floor space.
2. **Commercial communications (cell) stations and towers new and existing** provided that:
  - a. They are not closer to a dwelling, place of public assembly, or the boundary of the parcel owned or leased for the purpose a distance equal to one and a half (1.5) times the height of the tower;
  - b. ~~that~~ They will not interfere with the operation of any airport or landing strip; ~~and~~
  - c. ~~that~~ Base screening and camouflage techniques are used unless prohibited by F.A.A. regulations.
  - d. The maximum total height of the tower shall be four-hundred (400) feet above average ground level (AGL).
  - e. Towers and transmission equipment shall not be illuminated unless required to conform to Federal Communications Commission (FCC), FAA, or other State or federal requirements. If lighting is required, the lighting alternative or design chosen must cause the least disturbance to surrounding views and/or surrounding properties. Security lighting may be provided around the base of a tower if zero cut-off luminaries with a maximum mounting height of 12 feet are used to limit lighting to the tower site. Aircraft detection lighting system (ADLS) may be provided unless prohibited by FAA regulations.
  - f. The Discontinuation, Catastrophic Failure, and Decommissioning regulations in the Jackson County WECS Ordinance shall apply to new station and tower sites.

- g. The Zoning Administrator shall provide direct notification to all landowners within one (1) mile of the of the property lines of the cell station and/or tower sites.
- h. Review by the Board of Adjustment shall comply with the Iowa Code 8C Iowa Cell Siting Act.
- i. The Board of Adjustment may approve a tower over the height of four-hundred (400) feet above AGL upon a showing of good cause and with FCC and FAA approval if required.
- j. No Construction Compliance Certificate shall be issued until evidence is provided that a communication service provider has contracted for space on the tower and that proper access has been approved from the public road system.

- 3. **Wind energy conversion system: Commercial** in accordance with the regulations for the placement of Wind Energy Conversion Systems (WECS) and substations on property located in the unincorporated areas of Jackson County are set for in Jackson County Ordinance #314.

**3.4. Addition of accessory structures to principal structures devoted to legal nonconforming uses.**

**E. Temporary Uses and Structures Allowed by the Zoning Administrator.** The following temporary uses and structures M-1 District as defined in Chapter 6, may be allowed by the Zoning Administrator, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below.

- 1. **Temporary buildings** used in conjunction with construction work, provided that:
  - a. Such buildings are removed promptly upon completion of the construction work.
  - b. Off-street parking is provided as per Zoning Administrator.

2. **Temporary concrete plants**, provided that:

- a. The area be restored to a suitable condition free of refuse and debris.
- b. One (1) off-street parking space for each employee plus one (1) off-street space for each company vehicle be provided.

3. **Temporary permits for the location of car crushers or similar equipment used in the processing, removal or disposal of junk** provided that:

- a. Such permit may be granted not to exceed sixty (60) days for the purpose of facilitating the removal of junk from nonconforming junkyards, but shall not be granted for the purpose of establishing new junkyards or serve as a basis for the permanent expansion of nonconforming junkyards.
- b. In considering such permit, the Zoning Administrator shall determine the positive and negative effects on the environment anticipated both during and after the conclusion of such operation.
- c. Upon a showing of good cause, the Zoning Administrator may grant an extension not to exceed thirty (30) days.

**F. Development Regulations.**

**Table F.1.** lists the development regulations that shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-1 District unless specified otherwise in this Ordinance.

**Commented [LC12]:** List of uses and parking requirements moved to Table D.1 and conditions moved to Section 2.9 CUPs

**Commented [LC13]:** Moved here from Table B.1. Accessory uses

**Commented [LC14]:** Required parking moved to Section 2.1

**Commented [LC15]:** Required parking moved to Section 2.1

Table F.1. M-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum <del>Yard-Setback</del> Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
Principal Uses and Structures							
All	See Note 1None		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Accessory Uses and Structures							
Dwelling unit (see Note 2)	20,000 square feet	100 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
Dwelling unit (see Note 3)	12,000 square feet	80 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
All others	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Conditional Uses and Structures							
All	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				
Note 1. Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities.							
Note 2. Served by private well and septic system.							
Note 3. Served by community or municipal water supply and sewage disposal systems.							

~~MINIMUM LOT AREA AND WIDTH~~ ~~MINIMUM YARD REQUIREMENTS~~ ~~MAXIMUM HEIGHT~~

~~None~~ ~~Front~~ ~~30 feet~~ ~~4 stories or 50 feet~~  
~~Rear~~ ~~25 feet~~  
~~Side~~ ~~20 feet~~  
~~Street side, corner lot~~ ~~25 feet~~

**Commented [LC16]:** Moved to Table F.1.

**~~F.G. Permitted-Allowed Signs.~~** The following sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-1 District unless specified otherwise in this Ordinance in accordance with **Section 2.9.**

- ~~a. Temporary signs advertising the sale or lease of the premises not to exceed 24 square feet in area.~~
- ~~2. Billboards and advertising signs, provided that:~~
  - ~~a. They are not within 250 feet of a highway intersection, highway structure, residence, park, school, cemetery, public or semi-public building.~~
  - ~~b. They are not within 300 feet of another billboard or advertising sign facing the same direction.~~
  - ~~c. No billboard or advertising sign shall exceed 750 square feet in area per face or 25 feet in height.~~



3. Trade, business or industry identification signs for the firms located on the site provided that:
  - a. Free standing signs shall not exceed 100 square feet in area or 35 feet in height.
  - b. Signs mounted or painted on the wall of a building shall not cover more than 20 percent of the wall of the building on which they are located or 200 square feet, whichever is smaller.
  - c. Not more than one sign of each category above may be provided for any single use, although each sign may be a double faced or back to back sign.
4. No sign shall be located in, overhang or project into a required side or rear yard, but permitted signs may be placed in a required front yard.
5. All signs shall be maintained in a neat, safe presentable condition and in the event their use shall cease, they shall be promptly removed.

Commented [LC17]: Moved to Section 2.9

**H. Required Off-Street Parking and Loading Spaces.** The required off-street parking and loading spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-1 District unless specified otherwise in this Ordinance in accordance with **Section 2.1** and **Section 2.8**.

#### **SPECIAL REQUIREMENTS**

1. Prior to the issuance of a Permit for any use in this district, the applicant shall submit plans for water supply and sewage disposal, including anticipated water usage and shall provide satisfactory evidence to the Administrator that such facilities, including sewage lagoons, where needed, are adequate for the proposed development. water supply and sewage disposal facilities shall be approved by the County and State Health Departments where required.
2. No raw material, finished product or waste product which may cause dust or odor which would adversely affect adjoining properties shall be stored outside a building nor shall any other debris or waste product be permitted to accumulate on the site. Exterior storage or display established after the effective date of this provision, other than display of farm implements, trucks, automobiles, and vehicles used for recreation offered for sale, shall be screened from public view by means of distance, topography, fencing, or vegetation approved by the Zoning Administrator.
3. In granting special uses which pose a potential threat to the health, safety and well-being of persons or property in the area, the Board of Adjustment shall take into account the location and proximity of existing and proposed residential areas, schools, places of public assembly and any other pertinent factors and shall require that adequate safeguards be taken to minimize the potential danger. In the event adequate safeguards and precautions cannot be met or complied with, the Board of Adjustment shall not grant approval for such use.

Commented [LC18]: Moved to Section 2.9, will revise to refer to county, state, federal regulations

## CHAPTER 2. ZONING DISTRICT REGULATIONS

### 2.5 M-1 LIMITED INDUSTRIAL DISTRICT

**A. Statement of Intent.** The M-1 Limited Industrial District is intended principally for manufacturing, processing, storage, wholesaling, distribution and related uses that are generally contained within a building. It is further the intent of this district to accommodate such uses in appropriate locations which will not adversely affect existing and future land uses in other districts.

**B. Allowed Principal Uses and Structures.**

**Table B.1.** lists the allowed principal uses and structures in the M-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table B.1. M-1 District Principal Uses and Structures	
Principal Uses and Structures	Additional Regulations
Manufacturing and processing businesses that are contained within a building, have no publicly visible external storage. The area devoted to external storage shall not exceed the area of roofed structures on the parcel.	Ch. 6 Definitions; Section 2.8
Animal hospital/Veterinary clinic	Ch. 6 Definitions; Section 2.8
Kennel	Ch. 6 Definitions; Section 2.8
Mini-warehouse/ Rental storage unit	Ch. 6 Definitions; Section 2.8
Contractor construction office, maintenance shop or storage yard	Ch. 6 Definitions; Section 2.8
Vehicle sales, service, and repair	Ch. 6 Definitions; Section 2.8
Building materials/Lumber yard	Ch. 6 Definitions; Section 2.8
Wholesaling and warehousing but not including the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure, or highly volatile chemicals or materials	Ch. 6 Definitions; Section 2.8
Truck and freight terminals	Ch. 6 Definitions; Section 2.8
Agricultural sales, service and supply business	Ch. 6 Definitions; Section 2.8
Welding, machine, and repair shops	Ch. 6 Definitions; Section 2.8
Vehicle paint and body shops	Ch. 6 Definitions; Section 2.8
Plumbing, heating, air conditioning, and sheet metal shops	Ch. 6 Definitions; Section 2.8
Railroads, public maintenance garage, and public utility facilities including equipment and materials storage and maintenance yards and buildings, and administrative or sales offices	Ch. 6 Definitions; Section 2.8
Grain elevator	Ch. 6 Definitions; Section 2.8
Logging, storage only	Ch. 6 Definitions; Section 2.8

**C. Allowed Accessory Uses and Structures.**

**Table C.1.** lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of the M-1 District as defined in Chapter 6, provided they comply with this

Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table C.1. M-1 District Accessory Uses and Structures	
Accessory Uses and Structures	Additional Regulations
Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district	Ch. 6 Definitions; Section 2.8
Storage buildings in conjunction with an allowed principal use or structure of this district.	Ch. 6 Definitions; Section 2.8
Dwelling units for owners or persons employed on the premises; each unit provided with an open yard of at least 2,400 square feet.	Ch. 6 Definitions; Section 2.8
Home-based business	Ch. 6 Definitions; Section 2.8
Consumer-scale solar array: building mounted or freestanding	Ch. 6 Definitions; Section 2.8
Wind energy conversion system: non-commercial	Ch. 6 Definitions; Section 2.8

**D. Allowed Conditional Uses and Structures.**

**Table D.1.** lists the allowed conditional uses and structures in the M-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. These uses and structures shall comply with M-1 District development regulations in Section 2.5.F unless specified otherwise in their specific conditions for approval listed in Section 2.9. Subject to Section 4.5 and the requirements contained herein the Board of Adjustment may issue a Conditional Use Permit for the following:

Table D.1. M-1 District Conditional Uses and Structures	
Conditional Uses and Structures	Additional Regulations
Bulk storage of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	Ch. 6 Definitions; Section 2.9; Section 4.5
Commercial communications (cell) station and tower, new and existing	Ch. 6 Definitions; Section 2.9; Section 4.5
Wind energy conversion system: commercial	Ch. 6 Definitions; Section 2.9; Section 4.5
Addition of accessory structure to principal structure devoted to legal nonconforming use	Ch. 6 Definitions; Section 2.9; Section 4.5

**E. Temporary Uses and Structures Allowed by the Zoning Administrator.** The following temporary uses and structures M-1 District as defined in Chapter 6 may be allowed by the Zoning Administrator, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below.

- 1. Temporary buildings** used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
- 2. Temporary concrete plants**, provided that the area be restored to a suitable condition free of refuse and debris.

3. **Temporary permits for the location of car crushers** or similar equipment used in the processing, removal or disposal of junk provided that:
- Such permit may be granted not to exceed sixty (60) days for the purpose of facilitating the removal of junk from nonconforming junkyards, but shall not be granted for the purpose of establishing new junkyards or serve as a basis for the permanent expansion of nonconforming junkyards.
  - In considering such permit, the Zoning Administrator shall determine the positive and negative effects on the environment anticipated both during and after the conclusion of such operation.
  - Upon a showing of good cause, the Zoning Administrator may grant an extension not to exceed thirty (30) days.

**F. Development Regulations.**

**Table F.1.** lists the development regulations that shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-1 District unless specified otherwise in this Ordinance.

Table F.1. M-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum Setback Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
Principal Uses and Structures							
All	See Note 1		30 feet	25 feet	20 Feet	25 feet	4 stories or 50 feet
Accessory Uses and Structures							
Dwelling unit (see Note 2)	20,000 square feet	100 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
Dwelling unit (see Note 3)	12,000 square feet	80 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
All others	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Conditional Uses and Structures							
All	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				
Note 1. Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities.							
Note 2. Served by private well and septic system.							
Note 3. Served by community or municipal water supply and sewage disposal systems.							

- G. Allowed Signs.** The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-1 District unless specified otherwise in this Ordinance in accordance with **Section 2.9.**

- H. Required Off-Street Parking and Loading Spaces.** The required off-street parking and loading spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-1 District unless specified otherwise in this Ordinance in accordance with Section 2.1 and Section 2.8.